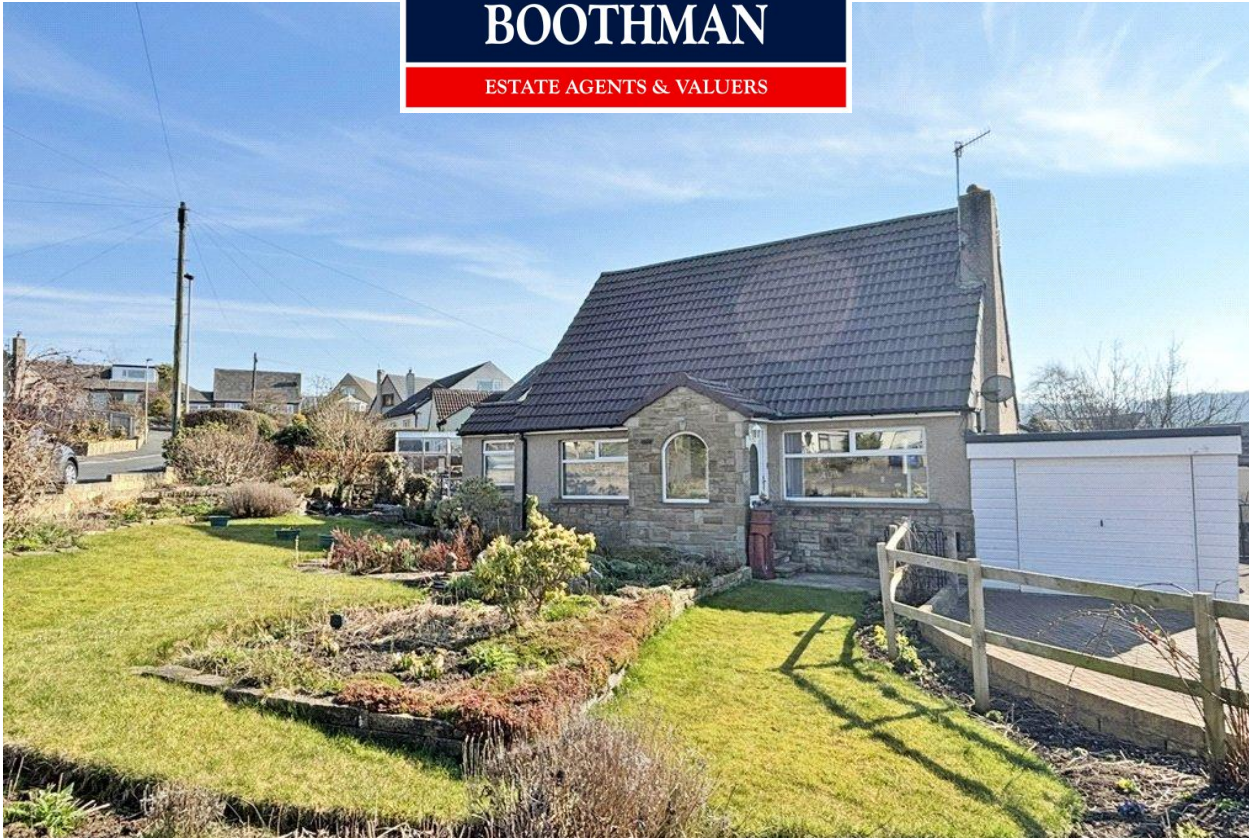


**HARRISON
BOOTHMAN**

ESTATE AGENTS & VALUERS



5 Park Crescent, Embsay, Skipton
BD23 6PB
Asking Price: £435,000



+ 3



+ 1



- NO ONWARD CHAIN
- Three good sized bedrooms
- Extensive plot with large gardens
- Private parking and garaging
- Popular location within Embsay

Standing within a generous plot including delightful, meticulously maintained gardens to both the front and the rear together with a good sized private block-paved driveway, this superbly appointed detached home enjoys a very desirable residential setting within this popular village on the edge of the beautiful Yorkshire Dales National Park enjoying long distance views towards the hills whilst being conveniently only circa two miles from the historic market town of Skipton.



The property has been extended over the years and offers extensive living accommodation of particular merit throughout. There is further potential to extend to suit a buyers needs (subject to relevant permissions).

Having sealed unit UPVC double glazed windows and gas fired central heating, the property comprises briefly:

An entrance porch, an entrance hallway, a large sitting room with a feature gas fire, an extended dining kitchen with modern fitted wall and base units and ample integral appliances, a double bedroom which is currently used as a dining room, a utility room, a house bathroom fitted with a three piece contemporary suite and a garden room with a stunning aspect overlooking the rear garden. To the first floor there are two good sized double bedrooms and a w/c.

Externally the property sits on a large corner plot with good sized gardens to the front and rear with the additional bonus of a private block-paved driveway which leads to an attached single garage.

Surrounded by beautiful open countryside on the fringe of the Yorkshire Dales National Park, the very popular village of Embsay is served by a variety of local amenities including a sub post office/general store, two public houses, a well respected primary school and preschool, a Church and Chapel, a village hall and a bus service. The village is home to the Embsay to Bolton Abbey Heritage Steam Railway line holding regular special events.



Harrison Boothman Estate Agents & Valuers
1 Unicorn House, Keighley Road, Skipton, BD23 2LP
Telephone: 01756 799993
Email: info@harrison-boothman.co.uk
Web: www.harrison-boothman.co.uk



The historic market town of Skipton known as 'The Gateway to the Dales' is less than two miles away providing extensive shopping and recreational facilities including a high street market four days a week.

Certainly providing a rare opportunity to acquire this quality detached home, the property comprises in further detail:

GROUND FLOOR

ENTRANCE PORCH

Sealed unit UPVC double glazed window and a matching front entrance door.

ENTRANCE HALLWAY

Central heating radiator. Sealed unit UPVC window and a matching entrance door. Oak effect flooring. Understair storage cupboard.

DINING KITCHEN

19'3" x 11'9" (max) with sealed unit UPVC double glazed windows and a matching side entrance door. Oak effect flooring. Central heating radiator. Modern fitted wall and base units with contrasting granite effect worktops and matching upstands. Integral Bosch dishwasher. Two Lamona fan assisted ovens. Baumatic stainless steel five ring gas hob with a stainless steel extractor canopy over. Stainless steel one and a half bowl sink and drainer with a chrome hot and cold mixer tap. Integral wine fridge.

UTILITY ROOM

6'11" x 5'4" with a sealed unit UPVC double glazed window. Plumbing for a washing machine. Wall mounted gas fired Baxi combination boiler.

SITTING ROOM

20'7" x 10'3" with sealed unit UPVC double glazed windows and matching rear sliding doors into the Conservatory. Central heating radiator. Feature fireplace with tiled hearth and matching inset with a carved oak surround and a gas fire.

GARDEN ROOM

11'8" x 10'3" with sealed unit UPVC double glazed windows and a matching door into the garden. Oak effect flooring. Electric radiator.

BEDROOM THREE/DINING ROOM

11'6" x 11'5" with sealed unit UPVC double glazed windows. Oak effect flooring. Central heating radiator.

HOUSE BATHROOM

Contrasting floor and wall tiling. Low suite w/c. Vanity wash basin with storage underneath. Panelled bath with chrome thermostatic shower over. Extractor fan. Chrome heated towel rail. Shaver point. Sealed unit UPVC double glazed window.

FIRST FLOOR

LANDING

Loft access. Linen cupboard. Spindled balustrade.

W/C

Low suite w/c. Pedestal wash basin.

BEDROOM TWO

11'4" x 8'2" with sealed unit UPVC double glazed windows. Central heating radiator. Fitted wardrobing.

MASTER BEDROOM

12'5" x 11'4" with sealed unit UPVC double glazed windows with stunning long distance views. Central heating radiator. Fitted wardrobing.

EXTERNAL

The property sits on a large corner plot with a private block-paved driveway which leads to a:

SINGLE GARAGE

19'11" x 10'3" with power, lighting, up and over door, sealed unit UPVC double glazed window and matching rear entrance door.

To the front there is a lawned garden with shrub and flowerbed borders and raised beds with a feature pond. To the side there is a stone paved patio with a greenhouse. To the rear there is a South-East facing garden with a raised patio, a lawned garden, fruit trees and shrub and well-stocked flowerbed borders.

COUNCIL TAX BAND

The council tax band quoted for this property on the Gov.UK website is Band: D

TENURE

The tenure for this property is Freehold.

SERVICES All mains services are installed.

Please note we have not been able to test the equipment or installations in this property and recommend that prospective purchasers arrange for a qualified person to check any appliances before entering into any commitment.

VIEWING Strictly by arrangement with HARRISON BOOTHMAN. All potential viewers are advised to read a copy of our PRIVACY POLICY which can be found on our website. Alternatively a written copy is available on request.

Tel: Skipton 799993

Any floor plans are provided for informational and illustrative purposes only. Although we endeavour to provide truthful representation, we do not in any way warrant the accuracy of the floor plan information and the floor plan layout and measurements may contain errors and omissions. We are not liable for and do not accept any liability relating to any loss or damage suffered as a direct or indirect result of use of any information on the floor plan. The extent of the property and its boundaries are subject to verification by inspection of the title deeds.

These particulars were prepared from observation together with information supplied by the Vendor. We have not carried out a detailed professional survey.

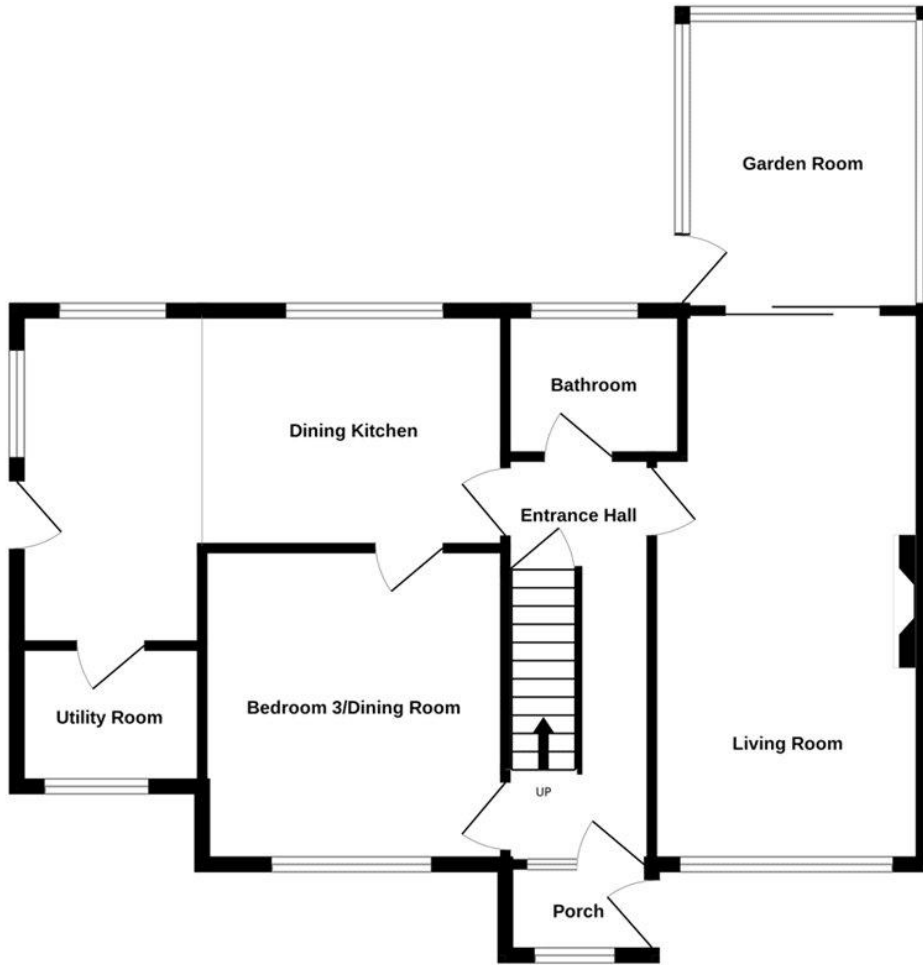
Ref: JT24032025

If you are thinking of selling your property HARRISON BOOTHMAN will be pleased to provide a FREE VALUATION for sale purposes.

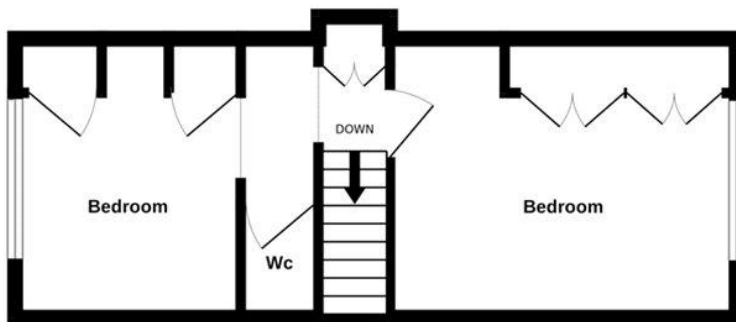




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2025

Energy performance certificate (EPC)

5 Park Crescent Embsay SKIPTON BD23 6PB	Energy rating D	Valid until: 19 March 2035
		Certificate number: 0300-2620-9470-2125-5811

Property type	Detached house
Total floor area	102 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

These particulars do not constitute an offer or contract of sale.
Any prospective purchaser should satisfy themselves by inspection of the property.